051.0	0004	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 934,800 / 934,800
					USE VALUE: 934,800 / 934,800
					ASSESSED: 934,800 / 934,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWLER JOHN E & MARIE F/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	27 CENTRAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOWLER JOHN E--ETAL -
Owner 2:	BOWLER MARIE FRANCES -
Street 1:	27 CENTRAL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,186 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Wood Shingle Exterior and 3926 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5186.000	531,900		402,900	934,800
Total Card	0.119	531,900		402,900	934,800
Total Parcel	0.119	531,900		402,900	934,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 238.10 | /Parcel: 238.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 35553

GIS Ref

GIS Ref

Insp Date 12/08/18

!4278!

PREVIOUS ASSESSMENT

Parcel ID 051.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	531,900	0	5,186.	402,900	934,800	934,800	Year End Roll	12/18/2019
2019	104	FV	413,600	0	5,186.	402,900	816,500	816,500	Year End Roll	1/3/2019
2018	104	FV	413,600	0	5,186.	270,500	684,100	684,100	Year End Roll	12/20/2017
2017	104	FV	386,400	0	5,186.	259,000	645,400	645,400	Year End Roll	1/3/2017
2016	104	FV	386,400	0	5,186.	236,000	622,400	622,400	Year End	1/4/2016
2015	104	FV	318,500	0	5,186.	189,900	508,400	508,400	Year End Roll	12/11/2014
2014	104	FV	318,500	0	5,186.	169,800	488,300	488,300	Year End Roll	12/16/2013
2013	104	FV	332,100	0	5,186.	161,200	493,300	493,300		12/13/2012

PRINT

Date	Time
12/10/20	19:19:10

LAST REV

Date	Time
10/09/19	10:29:24
apro	
4278	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWLER JOHN E--	60194-562		10/9/2012	Convenience	1	No	No		
	12735-683		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	35553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	Inspected	PH	Patrick H
11/12/2018	MEAS&NOTICE	CC	Chris C
1/1/2009	Meas/Inspect	345	PATRIOT
4/18/2000	Inspected	243	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	277	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5186		Sq. Ft.	Site		0	70.	1.11	11									402,905						402,900	

Total AC/HA: 0.11905 | Total SF/SM: 5186 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 402,905 | Spl Credit | Total: 402,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.91744781
Const Adj.:	0.98255032
Adj $ / SQ:	144.230
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	770813
Depreciation:	238952
Depreciated Total:	531861

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16		BRs: 8		Baths: 2					HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

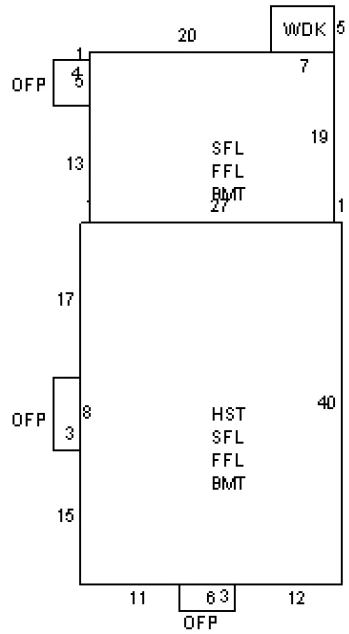
No Unit	RMS	BRS	FL
2	8	4	
Totals			
2	16	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	144.23
Special Features:	0	Val/Su Net:	93.38
Final Total:	531900	Val/Su SzAd	135.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,673	43.270	72,389
FFL	First Floor	1,673	144.230	241,297
SFL	Second Floor	1,673	144.230	241,297
HST	Half Story	580	144.230	83,654
OFP	Open Porch	62	42.360	2,626
WDK	Deck	35	15.720	550

Net Sketched Area:	5,696			Total:	641,813
Size Ad	3926	Gross Are	6276	FinArea	3926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc